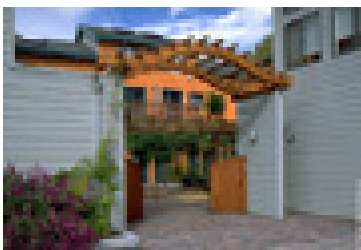
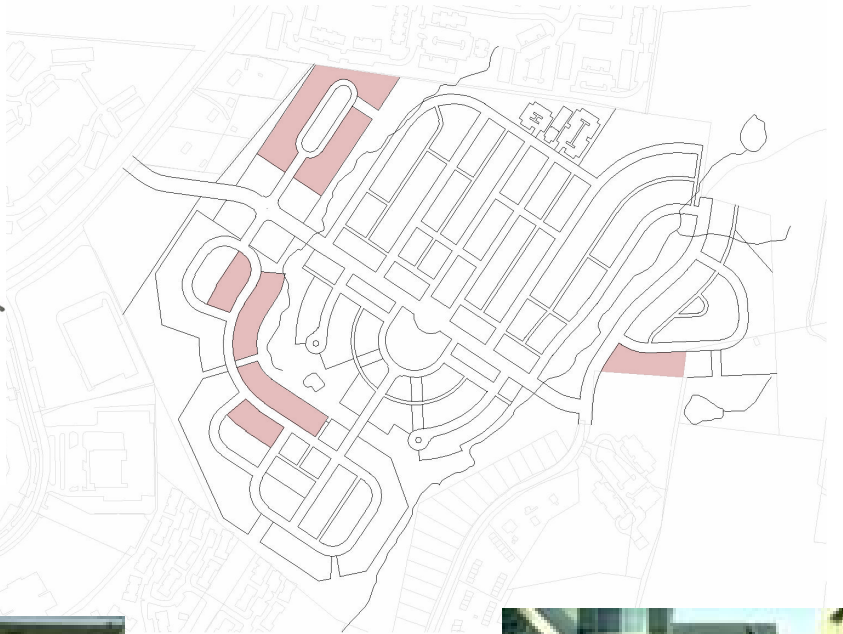
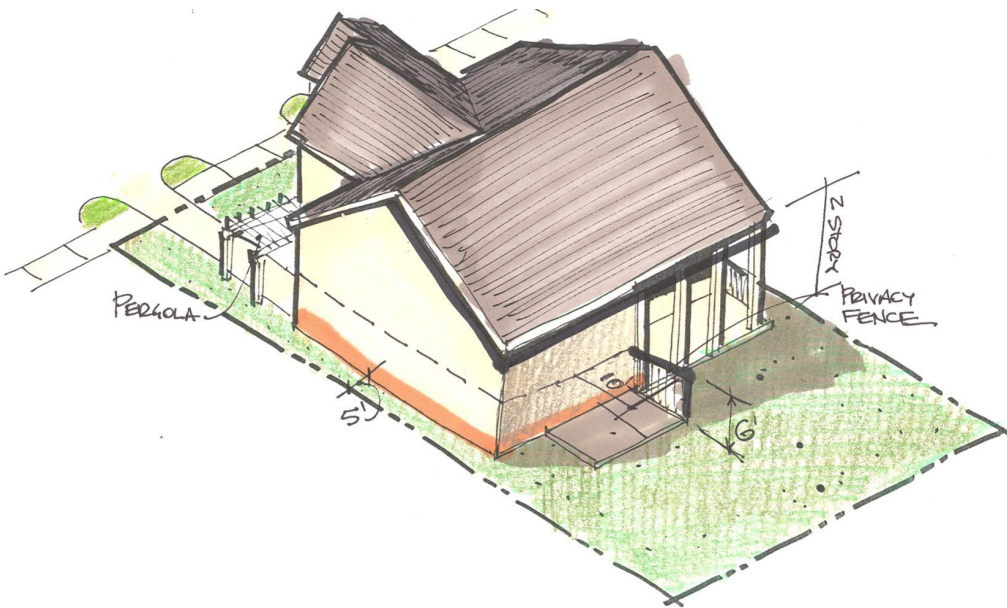
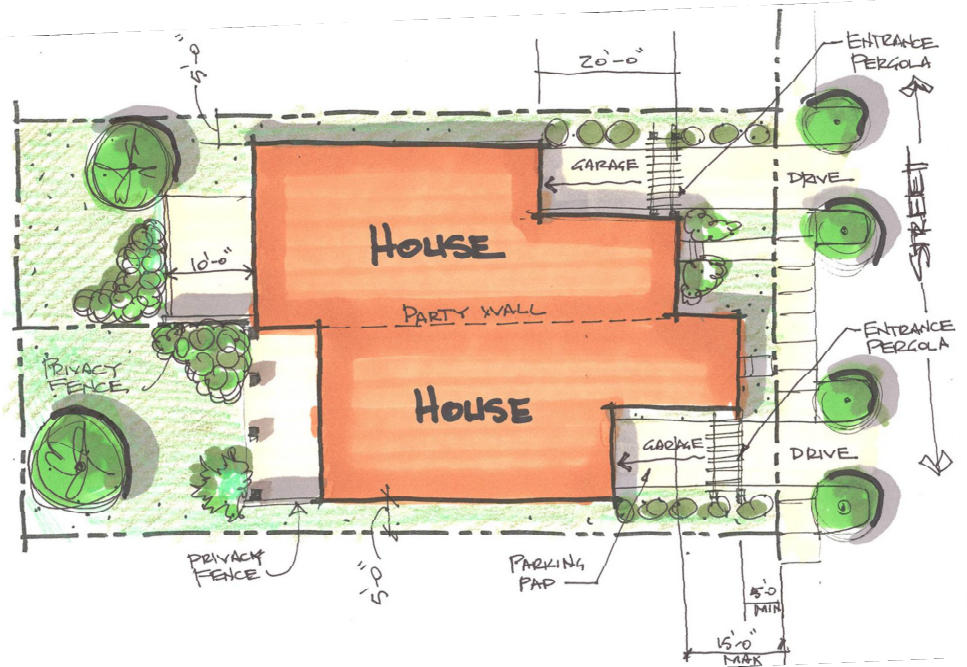
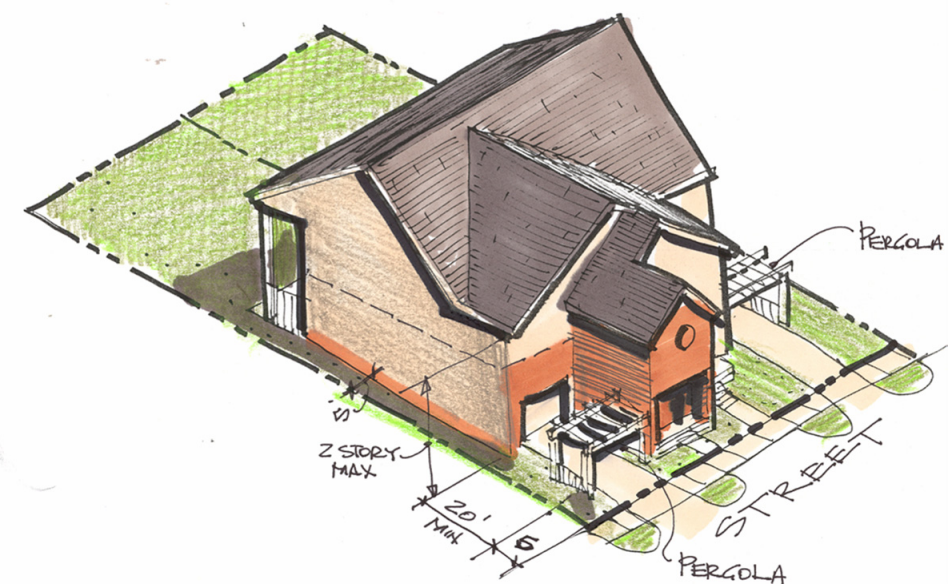


Building Type: [D]

Townhouse

LOT		
Width	Interior Lots	18' min
	End Unit Lots	23' min
Depth		90' min
BUILDING		
Units		3 units / building min 6 units / building max
Setbacks	Front:	5' min. / 15' max
	Rear:	5' or greater than 15'. House and detached garage must be separated by 15' min.
	Side:	5 ft. minimum / 0 ft. if attached to unit on adjacent lot.
Height	Height:	35 ft max. to mean height of roof
	Stories:	1.5 stories min. 2.5 stories max
Raised Foundation: 2 ft. min. above finish grade		
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)	
	Front:	Encroachments May extend to prop. Line along 100% of façade
	Side:	Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
Facades	Materials:	Vinyl prohibited along facades facing public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review
	Glazing:	10% min of wall surface facing ROW, open space, or commons

PARKING	
Location	Rear
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.
ADDITIONAL REQUIREMENTS	
Walk	4' min. walk extending from sidewalk to front stoop, porch, or entrance.
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.
	Front: 3'-0" max ht. between sidewalk and building
	Rear: 6'-0" min. ht. between rear yard and service lane.
	Side: 6'-0" min. ht. between adjacent rear yards
Secondary Dwelling	3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.
	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. Some glazing must face Alley. No AC on alley side.

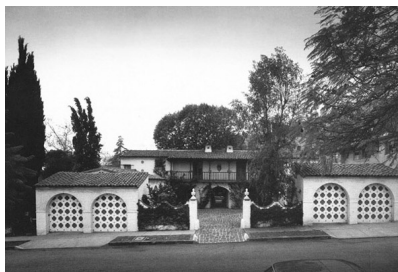
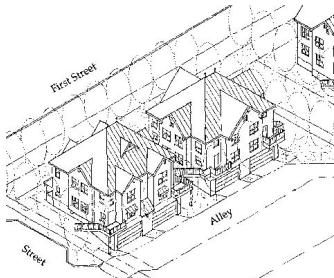
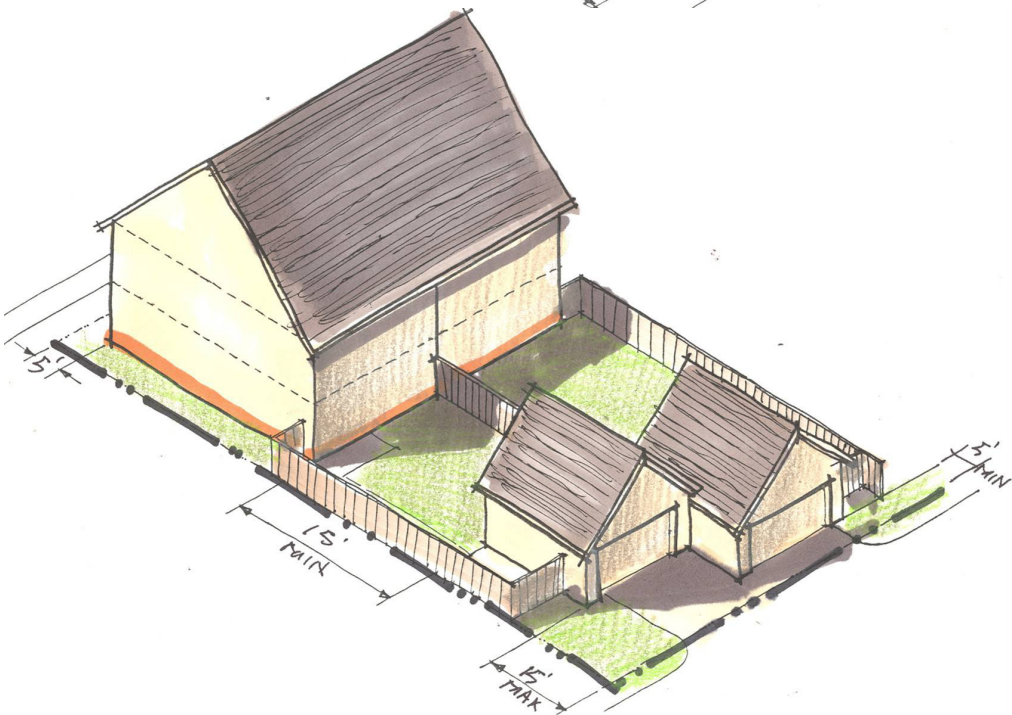
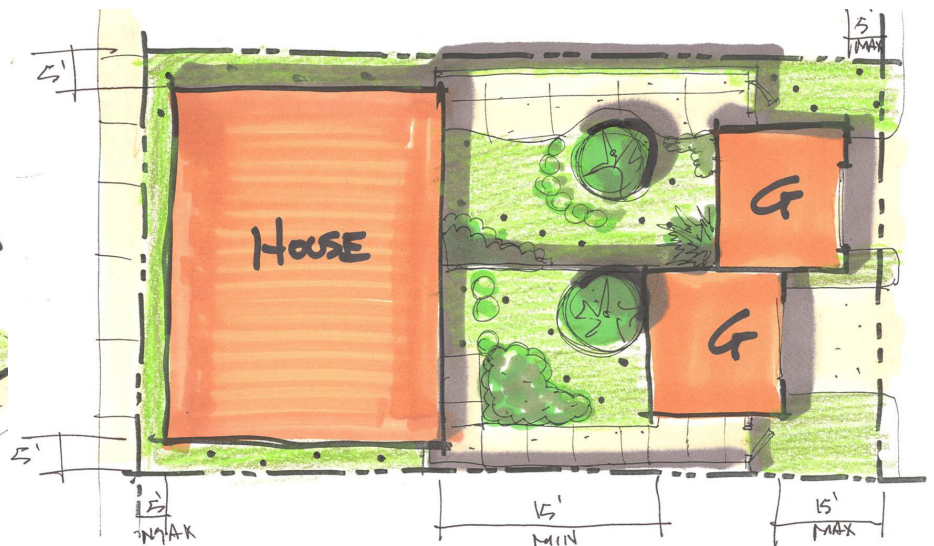
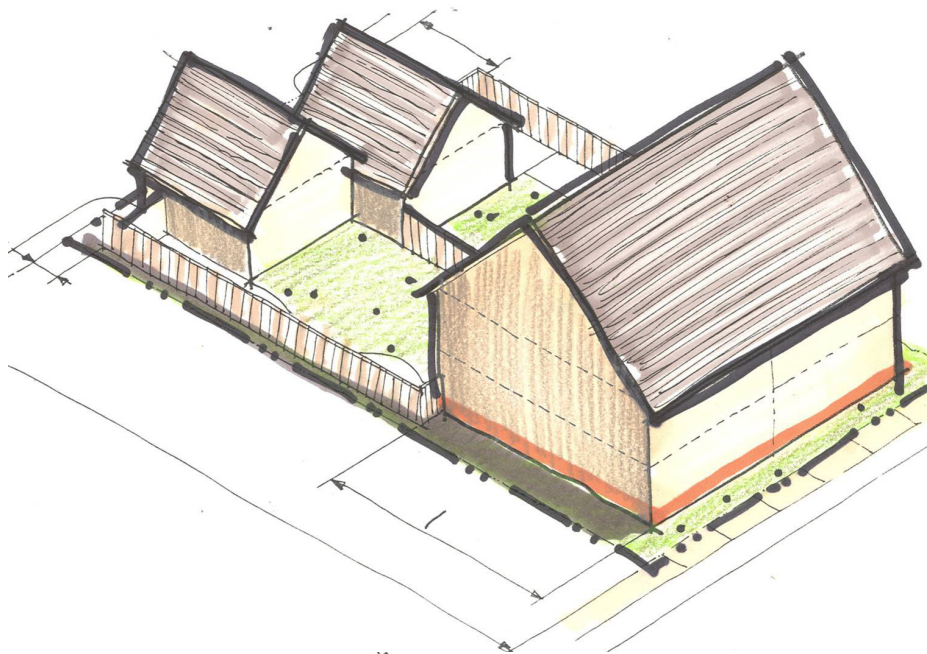


Building Type: [E-1]

Patio Home (street loaded)

LOT	
Width	30' min
Depth	110' min
BUILDING	
Setbacks	Front: 5' min. / 15' max. Garages must be recessed 20' min. from front façade. If no garage, the back of parking pads must be recessed 20' minimum from front façade.
	Rear: 20' min
	Side: 0'-0" Attached Lots / 5'-0" End Lots
Height	Height: 35 ft max. to mean height of roof
	Stories: 1.5 stories min. 2.0 stories max (excluding Basement)
	Raised Foundation: 2 ft. min. above finish grade
Encroachments	Stoops, porches, balconies, bay-windows, breezeways, garage screening, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. Line along 100% of façade
	Side: Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
Facades	Materials: Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review

PARKING	
Location	Front.
Required Spaces	2 spaces per unit.
ADDITIONAL REQUIREMENTS	
Walk	4' min. walk extending from sidewalk to front stoop, porch, or entrance
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing or screening methods approved by Design Review.
	Front: 3'-0" max ht. between sidewalk and building Driveway entrance must be screened as per Design guidelines.
	Rear: N/A.
	Side: 6'-0" min. ht. x 10'-0" min L. between adj. rear yards
	3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.



Building Type: [E-2]

Patio Home (alley loaded)

LOT	
Width	30' min
Depth	110' min
BUILDING	
Setbacks	Front: 5' min. / 15' max Rear: 5' or greater than 15'. House and detached garage must be separated by 15' min. Side: 0'-0" Attached / 5'-0" End Lots
Height	35 ft max. to mean height of roof
Stories	1.5 stories min. 2.0 stories max
Raised Foundation	2 ft. min. above finish grade.
Encroachments	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government) Front: Encroachments May extend to prop. Line along 100% of façade Side: Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
Facades	Materials: Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review

PARKING	
Location	Rear
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.
ADDITIONAL REQUIREMENTS	
Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review. Front: 3'-0" max ht. between sidewalk and building Rear: 6'-0" min. ht. between rear yard and service lane. Side: 6'-0" min. ht. between adjacent rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.
Secondary Dwelling	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. A portion of glazing must face Alley.